

FINAL

BLOOMFIELD TOWN COUNCIL

There was a special meeting of the Bloomfield Town Council held at 6:30 p.m. on Tuesday, June 28, 2016 in Council Chambers, Bloomfield Town Hall, 800 Bloomfield Avenue, Bloomfield, CT.

Present were: Mayor Joan Gamble, Deputy Mayor Sydney Schulman, Councilors Wayne Hypolite, Joel Neuwirth, Joseph Merritt, Joseph Washington and Patrick DeLorenzo, Leon Rivers and Derrick Seldon

Also present were: Philip K. Schenck, Jr., Town Manager, Sharron Howe, Assistant to the Town Manager, India M. Rodgers, Clerk of Council, Yvette Huyghue-Pannell, Director of Senior Center, Camilla Jones, Director of Social & Youth Services, Dave Melesko, Director of Leisure Services, Roberta LaMonaca, Director of Library Services, William Hogan, Director of Finance, Nancy Haynes, Purchasing/Risk Manager

PLEDGE OF ALLEGIANCE

The meeting began with the pledge of allegiance to the flag.

ROLL CALL

The meeting was called to order at 6:35 p.m. All Councilors were present.
Mayor Gamble announced that there will be no citizen statements or petitions at this meeting.

COUNCIL BUSINESS

NEW BUSINESS

FY 15/16-85: Discussion and Possible Action Regarding Three Capital Improvement Projects:

- **Prosser Public Library**
- **Public Works Facility (Southwood Drive)**
- **Alvin & Beatrice Wood Human Services Facility**

Ms. Nancy Haynes, Purchasing and Risk Manager for the Town of Bloomfield gave a brief presentation of each capital improvement projects outlining current issues, immediate needs and overall cost estimates.

Prosser Public Library

The current building issues at Prosser Public Library include:

- Flood zone, prone to flooding
- Lack of parking

- Inadequate teen space
- Children's area lacks program space
- No maker space
- Limited collection space
- Severely limited work and storage space
- Space for business resource center unavailable

It was noted that space is the number one priority for the needs of Prosser Library. Some immediate needs include roof replacement for approximately \$400,000 and flooding concerns.

The Library Building Committee recommended the desire to remain in the Town Center at the existing location, 1 Tunxis Avenue. There is a possibility to apply and receive a \$1 million grant from the State of Connecticut to assist in funding these renovations.

The current square footage of Prosser Library is 20,470 and there are 59 parking spaces. The proposed square footage for the alternative site at Town Hall is 36,131 square feet with 96 parking spaces, estimated at \$19.7 million or renovate the existing site to 38,234 square feet estimated at \$20.2 million.

Mayor Gamble commented on new information regarding the possible purchase of Riley Lumber, which is in preliminary negotiation discussions to be sold to the town. She also expressed concerns about vacancy of existing site if the library is moved as prime real estate. There were some discussions about the available property for purchase of the old Bloomfield Hardware store as well.

Councilor DeLorenzo inquired about the use of existing site, if library were to move to the Town Hall. It was noted that this site would be marketed for mixed commercial use, possibly retail or office space. Councilor DeLorenzo also asked for clarification about the reduction in cost not to raise the building and repurpose funds to cover the bridge and other fees.

Councilor Seldon inquired about the age of the facility. It was noted that this facility was built in 1962.

Councilor Rivers asked about access to the main building if adjacent property is purchase. Ms. Haynes indicated that there are funds in the current budget to approve the build of a bridge across Wash Brook, subject to approval by the Army Corp of Engineers estimated at \$225,000. In addition, a consult by the town engineer would suffice as well. Councilor Rivers also inquired about if Riley Lumber is purchased, would paving be restricted to pitch towards Wash Brook.

Deputy Mayor Schulman stated that the building committee initially supported the Town Hall site, however at the existing site, it would negate the necessity to raise the building and extending west by obtaining Riley Lumber.

Alvin and Beatrice Wood Human Services Center

The current issues at the Alvin and Beatrice Wood Human Services Center include:

- Building flow
- Non-existent building security
- No sprinkler system (fire protection) or fire barriers
- Full smoke detector coverage missing
- ADA accessibility
- Poor physical condition
- Failing roof
- Single pane/plexiglass windows
- Parking, traffic flow and exterior lighting in need of improvements

There were three proposed options for the following at 330 Park Avenue:

<u>Options</u>	<u>without pool (sq.ft./cost)</u>	<u>with pool (sq.ft./cost)</u>
New	53,815/\$30.7	63,815/\$35.6
Partial	52,419/\$25.1	62,419/\$29.4
Renovation & Addition	55,957/\$32.9	65,957/\$35.4

The immediate needs at 330 Park Avenue total \$542,000, which include:

- HVAC (unit ventilators, outside air)
- Electrical loads - emergency lighting
- Fire Protection – smoke detection coverage

Councilor Washington expressed concerns about security risk based on multiple entrances and exits to the building. He also noted the number of participants and programs that currently exist.

Councilor Rivers mentioned the revised building plans from Centerbrook Architects that was submitted on June 17, 2016. The new proposed renovation plan totals \$20.75 million. Councilor Rivers stated that the new plan submitted did not include floor plans or drawings. It was noted for an additional fee of \$13,000, Centerbrook will submit detailed information and rendering for the proposed building site. Currently, the proposal only includes presentation, Q & A session and cost estimates.

Ms. Nancy Haynes, Purchasing and Risk Manager stated concerns about cost estimates, exposed building areas, ducts, conduit duct work, no floor plans, not typical brick and mortar building. This new building plan has not tested or vetted with reduced figures.

Deputy Mayor Schulman asked about the condition of the existing roof. It was noted that some areas are original, have been replaced. However, there are many challenges, needs and safety issues for this location. Deputy Mayor Schulman – too quick judgment to be considered – 330 Park Avenue, only conceptual designs, moving twice – renovation and cost

Councilor Merritt stated that \$542,000 is needed to address immediate concerns and urgent needs. . He also stated that this project has not been fully vetted, no building committee assigned and the building may not include a gym. In regards to Prosser Library, Councilor Merritt also noted that the flooding mitigation plan for an

estimated \$800,000 was not a single plan, however there were several scenarios to be considered Councilor Merritt mentioned that other towns have no problems with relocation for renovations of existing libraries.

Councilor Seldon expressed concerns about the sprinkler system, fire barriers, smoke detection, ADA accessibility issues at 330 Park Avenue.

Councilor Hypolite – differences in estimates – original and latest, clarify – negative connotations, design aesthetics – loss of acoustics

Mayor Gamble mentioned the design aesthetics in similarity to the newly renovated library at Bloomfield High School. She has inquired about storage concerns with the current Town Hall site and the possibility of additional renovations of town infrastructure in the near future.

Councilor DeLorenzo expressed concerns about square footage, same gross figures without a pool, new industrial sheek design. He mentioned the additional \$13,000 for visual renderings and the town already spent \$50,000 for Centerbrook.

Public Works Garage – Southwood Drive

The current issues at the Public Works Garage at Southwood Drive include:

- DEEP citations on wash bays and fueling station
- Underground storage tanks past useful life
- Operational inefficiencies
- Upgrades to current building code
- Ventilation

The immediate needs at the Public Works Garage total approximately \$2 million, which include:

- Fuel island - \$1.3 million
- Wash Bay - \$670,000

Councilor Rivers requested the timeframe for completion of the new facility. If approved, this project will begin next Spring 2017 and is scheduled for completion in 18-24 months.

Councilor DeLorenzo inquired about the acquisition of additional land. It was noted that this project can proceed while in litigation with the adjacent property.

Deputy Mayor Schulman mentioned the legal, statutory and labor issues, regarding citations by DEEP for fuel tanks and wash bay. The town has not been cited by OSHA as of yet, due to predicted timeframes in rectifying repairs.

Mr. Philip K. Schenck, Jr., Town Manager elaborated on the potential violations of exhaust not properly ventilated, which continues to increase as a budgetary item.

Councilor Merritt stated the health and safety concerns for employees. Councilor Merritt also stated that \$542,000 for 330 Park Avenue, \$500,000 acquisition of land and \$200,000 for basic flood control at Prosser Library should be included if referendum is not going forward.

Mayor Gamble gave brief description of the issues at DPW.

Ms. Haynes reviewed the detailed analysis of the Town of Bloomfield's Bond Capacity and Referendum Schedule. At this time the bonding capacity as presented by the town's financial advisors recommend \$30 million scenario for capital improvement projects. The market is favorable at this time for borrowing, however dates in the near future are uncertainty with the stability of the bond marketplace. Please see the attached referendum schedule for important deadlines.

Councilor DeLorenzo inquired about a limit on the amount of referendum questions that could be placed on the November ballot.

Councilor Merritt noted that every project is site specific with general descriptions of improvements to be addressed.

Mr. Schenck, Jr. informed the Council that there are reserves to fund \$542,000 and the immediate needs of Prosser Library.

Councilor Seldon inquired about fees paid to Tai Soo Kim thus far. It was noted that \$30,000 has been paid.

It was moved by Mayor Schulman, seconded by Councilor Rivers and voted unanimously to approve the following resolution:

Be it resolved that the Town Council hereby directs Town Staff and Bond Counsel to prepare the necessary bond resolution for a renovated and expanded Public Works Facility in the amount of \$11.3 million plus cost of issuance for introduction at the July 11, 2016 Town Council meeting.

Prosser Public Library and Alvin & Beatrice Wood Human Services Center

There was an ensued discussion regarding the two proposed projects relative to recent information received and new considerations in determining the best option for the Town moving forward.

Councilor Rivers stated that it is difficult to vote on these projects, however he would like Council to consider 330 Park Avenue based on providing a safe building for three town departments and all patrons receiving necessary services.

Mayor Gamble reiterated the need for additional information on the library/alternative proposals. In addition, detail information for building community center at 330 Park Avenue for the reduced proposal.

Mr. Schenck, Jr. stated that new information has been received for both buildings. All information should be thoroughly vetted or invested with concerns at 330 Park Avenue moving forward. Tai Soo Kim is prudent to review new options outlined with the possible purchase of adjacent property to the west. Mr. Schenck, Jr. noted that the town could move forward for next year and the schedule could be flexible. He recommended a delay on these two projects for follow up on new comments and information.

Deputy Mayor Schulman stated that he does not want to rush to judgement on either project.

Councilor Hypolite expressed his disappointment in Council responses. He requested the need to act and vote on referendum or close the meeting.

Councilor Seldon focused on the quality of life regarding needs versus wants at 330 Park Avenue and Prosser Public Library. Councilor Seldon reviewed the Prosser Library figure of \$19.7M by square foot cost estimates. Councilor Seldon expressed concerns regarding the health and safety issues at 330 Park Avenue, concerns about library and new information regarding the purchase of Riley Lumber and approvals from the Army Corp of Engineers.

Mayor Gamble and Councilor Washington suggested the appointment of a building committee for 330 Park Avenue.

Councilor Merritt stated that without this project being vetted, 330 Park Avenue should be off the table. He fully supports Prosser Library because the building committee has done their due diligence and the project has been vetted. Councilor Merritt also stated that there are some intense feelings about the library and it would be wrong politically not to move forward.

Councilor DeLorenzo and Neuwirth don't want to rush a decision on 330 Park Avenue, due to the lack of design layout of the building. The library needs to be clarified with more details on new information being presented (purchase of Riley Lumber). Councilor DeLorenzo suggested to delay both projects and wait for comparison.

Mr. Schenck, Jr. read the new proposal from Centerbrook Architects, which was received on June 17, 2016 with a significant reduction of a new building plan. Mr. Schenck, Jr. also clarified his role to the Council, raised concerns with new information presented by Centerbrook Architects for 330 Park Avenue and proposed additional fees in the amount of \$13,000 for visual renderings.

Councilor Rivers stated an e-mail was sent to Councilors to read and analyze the new building proposal.

Councilor Hypolite stated that 330 Park Avenue needs more due diligence and review, vote/fund for or against Prosser Library and move forward.

It was moved by Councilor Washington, seconded by Councilor Rivers to approve the following resolution: Be it resolved that the Town Council hereby directs Town Staff and Bond Counsel to prepare the necessary bond resolution for the Alvin and Beatrice Wood Human Services Facility at 330 Park Avenue without the

pool in the amount of \$20.7 million plus cost of issuance for introduction at the July 11, 2016 Town Council meeting.

VOTE: AYE: J. Gamble, S. Schulman, W. Hypolite, J. Washington, L. Rivers, D. Seldon, P. DeLorenzo
NAY: J. Neuwirth, J. Merritt
ABSTAIN: None

The motion passes, 7-2-0

Deputy Mayor Schulman stated that this is **NOT** a vote of the Town Council, the action taken is just a place holder vote. Council is committed to both projects. There will be another vote of Council on July 11, 2016. The town does not want to bond at the maximum amount to borrow. The Council is committed to remain financially

prudent. In regards to Prosser Library there is need for more information regarding the two other alternatives, Deputy Mayor Schulman stated that the Council take public views and opinions very seriously.

Councilor Neuwirth stated that the library has been vetted and plans are all set, move forward with placement for bond referendum.

Councilor DeLorenzo suggested not eliminating the library and the approve the same resolution and placeholder Vote. He agreed with reviewing additional information to make an informed decision about either project.

Mayor Gamble stated that there are no final plans for either project. There are significant issues regarding the library – riley lumber purchase and the pedestrian bridge. In addition, there are concerns about the design layout and type of building for 330 Park Avenue.

Councilor Hypolite stated that in reviewing both projects, Council took a position regarding the library by appointing a building committee. In reviewing pictures of existing conditions at 330 Park Avenue and the late arrival of information on 330 Park Avenue determine that each site has significant issues to be addressed.

Councilor Hypolite requested a friendly amendment to the original motion on 330 Park Avenue to include Prosser Public Library at the existing location for \$20.2 million, subject to due diligence research over the next 30 days.

Councilor Washington the originator of the motion did not accept this friendly amendment.

Deputy Mayor Schulman stated that the motion should include a designated location and the amount for the total project. He also clarified that the motion for the Public Works Garage is a place holder vote as well, which will be voted on August 8, 2016.

Councilor Hypolite withdrew his friendly amendment to the original motion and the maker of the motion, Councilor Washington accepted the withdrawal.

It was moved by Councilor DeLorenzo, seconded by Councilor Neuwirth to approve the following resolution:

Be it resolved that the Town Council hereby directs Town Staff and Bond Counsel to prepare the necessary bond resolution for the Prosser Public Library at 1 Tunxis Avenue in the amount of \$20.2M plus the cost of issuance for introduction at the July 11, 2016 Town Council meeting.

VOTE: AYE: J. Gamble, S. Schulman, W. Hypolite, J. Merritt, J. Neuwirth, P. DeLorenzo
NAY: J. Washington, L. Rivers, D. Seldon
ABSTAIN: None

The motion passes, 6-3-0

Councilor Hypolite expressed concerns from a financial viewpoint relative to all three projects totaling approximately is \$58 million based on original cost estimates and assessing debt capacity. The Council approved the bond counsel to prepare for bond referendums in excess of recommended thresholds.

In addition, Mr. Schenck, Jr. clarified by Council approval in preparation of bond resolutions, Council will pay an additional \$13,000 to Centerbrook Architects for more detailed information as well as additional funds for the Prosser library project. Both amounts will be deducted from the Council contingency account. This amount will be paid in the new fiscal year July 1, 2016.

COUNCIL COMMENTS

Councilor DeLorenzo, Merritt, Seldon and Hypolite thanked the public for their patience and understanding during this process. More information will be gathered in the next two weeks, so that Council can make an informed final decision to vote what is in the best interest for the Town of Bloomfield.

Deputy Mayor Schulman reiterated the need for no unreasonable expectations.

Councilor Washington expressed his contentment in moving forward with 330 Park Avenue. He also stated by approval all three projects for preparation at the time, exceeds the bond threshold for the town which is unacceptable.

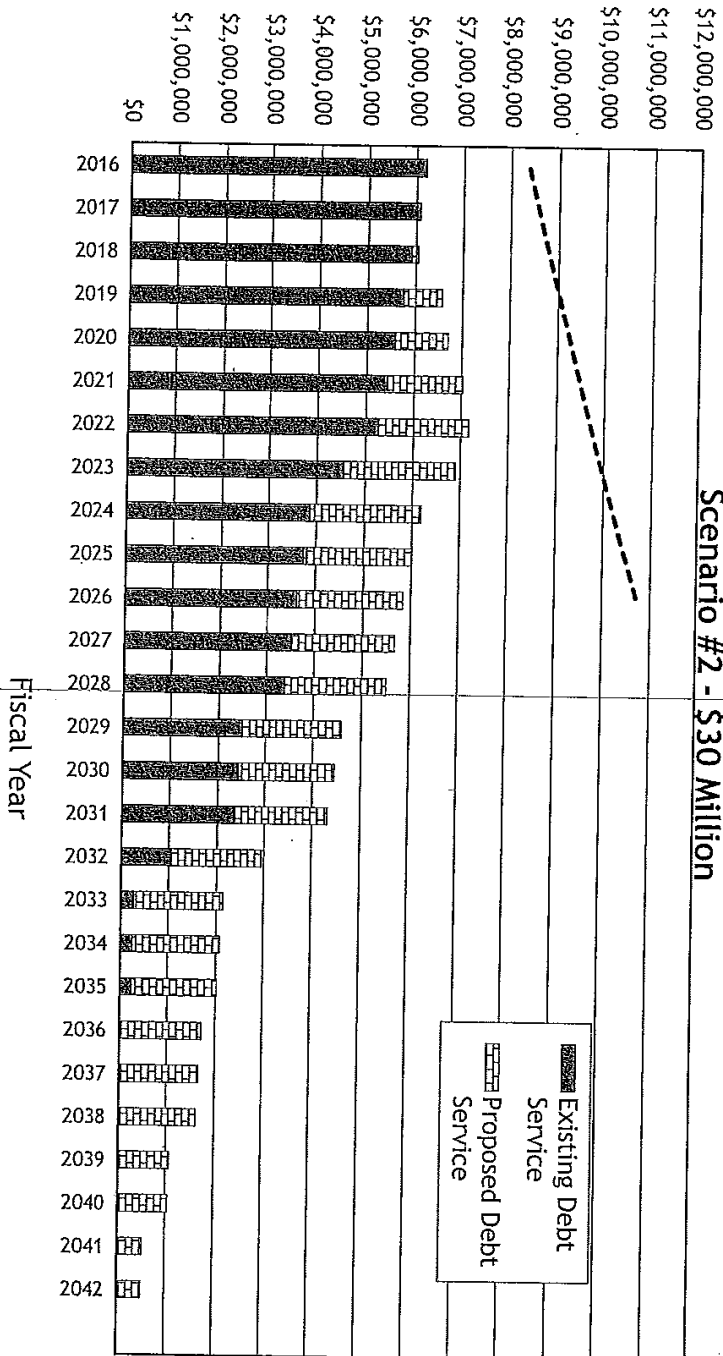
Councilor Rivers stated that the taxpayers have the ultimate decision if all three projects are voted for, expect a possible tax increase.

ADJOURNMENT

It was moved by Councilor Merritt, seconded by Councilor Rivers and voted unanimously to adjourn the meeting at 10:11 p.m.

Bonding Capacity

Town of Bloomfield, Connecticut
Existing & Proposed Debt Service
Scenario #2 - \$30 Million



Referendum Schedule:

JUNE:

6/28 Projects determined by Town Council, Council directs Administration to prepare bond referendums

JULY:

7/11 COUNCIL MEETING: introduce bond resolutions (1 per project), set public hearing date, refer project(s) to Town Planning & Zoning Commission

7/25 Public Hearing

7/28 Planning & Zoning Commission Acts (sec 8-24 CGS)

AUGUST:

8/8 COUNCIL MEETING - act on Bond Resolutions and set referendum date

NOVEMBER:

11/8 Referendum (Election Day)